

ACUERDO CON DIOS – HOMEOWNERS ASSOCIATION
Board of Directors Meeting – February 11, 2020

A. Opening Meeting

1. Call to Order

The meeting was called to order by President Bill Bulfer at 6:00 p.m.

2. Determination of Quorum

Joe Topper, Property Manager, Carolyn Coder – Vice President, Harry Steed -- Treasurer, Diana Terra -- Secretary, and Luis Mercado were present.

3. Proof of Notice of Meeting:

Agenda was emailed to the BOD, posted at the mailboxes, and posted on the February 5, 2020

4. Welcome Guest Members –No guests were present

B. Owner Comments & Letters:

Harry reported that Unit 19 is requesting gravel in front of the dividing wall between 18-19 doorways. Unit 19 is willing to do the labor themselves. Harry moved to reimburse Unit 19 for the gravel and ground cloth necessary to complete the job. Carolyn seconded the motion which carried unanimously.

C. Review & Acceptance of Minutes

Luis moved to approve the January 2020 minutes as written. The motion was seconded by Bill and approved unanimously.

D. Financial Reports

1. Review Financial Reports

Joe reviewed the January 2020 Profit & Loss YTD, Balance Sheets and Budget vs Actual reports for the checking (operating) and savings (reserves) accounts.

2. Treasurer's Report

a. Harry reviewed the checking and savings bank statements and transactions for January 2020. On 1/31/20 the *Checking* account balance was \$21,129.63 and the *Savings* account was at \$128,624.45.

b. The regular reserves allotment of \$2,433.42 was transferred from checking to savings. Harry reported that he reserves allotment of \$2506.42 (2020 Budget) will begin in March. He also reported that a transfer from checking to savings, in the amount of \$146.00 was made on 2/11/2020. This transfer brings the January/February Reserves Allotment in compliance with the 2020 budget.

c. MPUD

Harry reported that meter 0555's water usage was up 9000 gals, but the total water bill was down \$77.00 in January. BOD will continue to monitor MPUD. Bill requested to move this item out of Financial Reports. It will be transferred to F4 on March's Agenda.

3. Taxes

Received an estimate of \$300.00-600.00 for Tax Preparation. Joe has sent records to the preparer.

Financial records are available for membership to review by appointment

E. Reserves Study Recommendations 2017-19

- 1. Development Name Monument:** Stucco completed 2/11/2020, Wood needs painting. Carolyn to complete.
- 2. Entrance Pillars:** Completed 2/11/2020
- 3. Repair/Paint carports** Joe has not been able to reach Mr. Riddle Joe may approach Tony Jacobs
- 4. Repair/Paint patio/wood fences** Joe has not been able to reach Mr. Riddle Joe may approach Tony Jacobs
- 5. Paint rails and window trim** Pending weather
- 6. Repair/Paint trim/facia** Pending Paul Standen's return in the Spring
- 7. Asphalt Repairs/Seal Coat/Stripping** Postponed until May
- 8. Asphalt Seal Coat/Stripping** Postponed until May
- 9. Concrete tile and roof repairs** Pending Paul Standen's return in Spring
- 10. Concrete curbs** Crack in the curb by the recycle bin needs to be added to the list. Casey to repair pending weather..
- 11. Concrete curbs and Valley Gutters** Casey to repair pending weather.
- 12. Concrete Sidewalks** All sidewalks in good repair – Completed.

F. Maintenance Grounds/Common Area Review

- 1. Landscape** No concerns
- 2. Pool** Pool Service has the drain but will not install until the water is warmer
- 3. Exterior Light** Both sets of Malibu Lights have lamps out. Joe offered to loan us a motion sensor/solar light to try out. He will install temporarily along the sidewalk between the side of Unit 1 and the oleanders. BOD will discuss purchasing the light from Joe is the trial run meets our needs.

G. Old Business

1. Termite Inspection Report

Remaining repairs are carports, patio fences and roof/barge rafter repairs. All these items were covered in E.3, E.4, and E.9 Reserves Study Recommendations

2. Stucco Repairs

Stucco repairs completed 2/11/20

3. Annual Membership Meeting Planning/Preparation

a. date/location Tentatively 4/18/2020 at the United Methodist Church Hall

b. officers' reports Discussed, to be affirmed at the March BOD meeting

c. mailing Discussed, to be affirmed at the March BOD meeting

4. Reserves Study Review/Preparation

Joe to review the 2017 Reserves Study Analysis Report (RSAR) and note changes that need to be made in order to clear up discrepancies between the RSAR and the CCR's. He will prepare a recommendation for the BOD to review next month.

Walla Services submitted a bid for the 2020 RSAR. Diana moved to accept Walla's' bid of \$1250.00 to complete the 2020 Reserves Study Analysis. Carolyn seconded the motion and it was approved unanimously.

5. Faucet leaks

Pending plumber's availability

G New Business

1. *Next Board of Directors meeting is scheduled at 6:00 pm, Tuesday, March 10, 2020, Unit 25*
2. Harry reported that the son of Unit 25 owner is using ACD's parking lot for auto repairs. Unit 1's renter has also been making repairs to his vehicle onsite. Harry has spoken to both. Joe to reinforce by speaking to them as well. He will also inform the owners. Diana suggested that the BOD report future violations to Joe immediately so he can call the unit owners in a timely manner.

H. Adjournment of Meeting:

The meeting was adjourned at 7:47 p.m.

Respectfully Submitted,

Diana Terra

Diana Terra
ACD/HOA Secretary